

MLS 7067717 Lake Home

# $750,000

2,912 sq ft
3 bedrooms
2 baths

39409 Clearmont Road
Battle Lake MN 56515

Waterfront: Otter Tail

Status: Active

**Description:**

Tucked at the end of a township-maintained road, this one-of-a-kind retreat on Otter Tail Lake offers the perfect blend of rustic charm and modern efficiency. With 100 feet of hard sand shoreline, the property delivers exceptional swimming and classic lakefront enjoyment on a beautifully sized 0.51-acre lot.The original seasonal log cabin features timeless character, featuring a cozy kitchen, wood-burning fireplace, 3/4 bath, and two inviting loft bedrooms. The logs have been re-chinked, preserving the cabin's authentic appeal, while a 2007 roof upgrade—built with advanced Structural Insulated Panels (SIPs)—adds durability and energy efficiency.Seamlessly connected is a thoughtfully designed, year-round addition completed in 2007. This space elevates comfort with a spacious family room centered around a gas fireplace, along with an attached, heated and insulated two-stall garage. Above the garage, a fully equipped living suite offers incredible flexibility—complete with a full kitchen, dining and living areas, one bedroom, one bath, and access to a stunning 10' x 16' IPE wood deck overlooking the lake.Both the addition and loft were constructed using SIPs, providing superior insulation, air tightness, and significantly reduced energy costs.With a total of 2,912 finished square feet, the property also includes a 10' x 20' insulated metal storage shed, brand-new shingles on home(2024), and comes fully furnished—most everything you see is included. Enjoy immediate lake living with a 40-foot dock, ramp, dock stairs, and Neuman electric boat lift with canopy.Whether you're seeking a serene getaway, a multi-generational retreat, or a turnkey investment, this distinctive Otter Tail Lake property delivers unmatched versatility and lakeside living at its finest.

**Additional Details:**

| | |
|---|---|
| Year Built | 1900 |
| Lot Acres | 0.51 |
| Lot Dimensions | 100x220 |
| Garage Stalls | 2 |
| Taxes | $6,008 |
| Taxes with Assessments | $6,008 |
| Tax Year | 2025 |

**Additional Features:**

**Fuel:** Electric, Propane, Wood **Heat:** Baseboard, Ductless Mini-Split, Fireplace(s)

**Driving Directions:**

P 8 south 7 miles to log cabin road, turn right onto log cabin road to clearmont road. Turn left onto Clearmont Rd a .

Listed By:
Boll Realty

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**info@affinityrealestate.com**

**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**













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